

May 4, 2020

Directive 2020-07

TO: **ALL PARTICIPATING LENDERS**

SUBJECT: **INCOME LIMITS, MAXIMUM ACQUISITION COSTS AND CDA MAXIMUM MORTGAGE AMOUNTS FOR 2020**

The purpose of this Directive is to inform you that the Income Limits, Maximum Acquisition Costs and CDA Maximum Mortgage Amounts for 2020 are effective for Maryland Mortgage Program (MMP) loans **reserved on or after April 22, 2020**.

Income Limits & Maximum Acquisition Costs: Please carefully review the chart as there are both increases and decreases in all counties for this year.

CDA Maximum Mortgage Amounts: In 12 of the 24 jurisdictions the FHA Maximum Mortgage Amount exceeded \$510,400; however the Maximum Mortgage Loan Amount for the MMP is capped at \$510,400 (in line with US Bank's requirements to stay within the FHFA conforming loan limits).

The "Income Limits, Maximum Acquisition Costs and Maximum Mortgage Amount" chart is enclosed and will also be uploaded to our website on this page:

<http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx>

As always, we appreciate your continued participation in our programs.

If you have any questions concerning this Notification or suggestions for improvements, please email singlefamilyhousing.dhcd@maryland.gov.

Sincerely,

Karl Metzgar

Karl Metzgar
Assistant Director / Operations Manager
Single Family Housing

COUNTIES & CITY	INCOME LIMITS (as of 4/22/20)			MAXIMUM ACQUISITION COSTS*		CDA Maximum Mortgage Amounts* (as of 01/01/20)
	Household Size	Non- Targeted	Targeted	Non- Targeted	Targeted	
Allegany County ¹	1 or 2		\$121,560		\$360,067	\$331,760
	3 or more		\$141,820			
Anne Arundel County ²	1 or 2	\$105,633	\$121,560	\$462,600	\$565,400	\$510,400
	3 or more	\$121,478	\$141,820			
Baltimore City ¹	1 or 2		\$121,560		\$565,400	\$510,400
	3 or more		\$141,820			
Baltimore County ²	1 or 2	\$105,633	\$121,560	\$462,600	\$565,400	\$510,400
	3 or more	\$121,478	\$141,820			
Calvert County	1 or 2	\$145,560		\$679,847		\$510,400
	3 or more	\$169,820				
Caroline County ¹	1 or 2		\$121,560		\$360,067	\$331,760
	3 or more		\$141,820			
Carroll County	1 or 2	\$105,633		\$462,600		\$510,400
	3 or more	\$121,478				
Cecil County	1 or 2	\$101,300		\$362,524		\$408,250
	3 or more	\$116,495				
Charles County	1 or 2	\$145,560		\$679,847		\$510,400
	3 or more	\$169,820				
Dorchester County ¹	1 or 2		\$121,560		\$360,067	\$331,760
	3 or more		\$141,820			
Frederick County ²	1 or 2	\$145,560	\$145,560	\$679,847	\$830,925	\$510,400
	3 or more	\$169,820	\$169,820			
Garrett County ¹	1 or 2		\$121,560		\$360,067	\$331,760
	3 or more		\$141,820			

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	Household Size	Non- Targeted	Targeted	Non- Targeted	Targeted	
Harford County ²	1 or 2	\$105,633	\$121,560	\$462,600	\$565,400	\$510,400
	3 or more	\$121,478	\$141,820			
Howard County	1 or 2	\$105,633		\$462,600		\$510,400
	3 or more	\$121,478				
Kent County ¹	1 or 2		\$121,560		\$360,067	\$331,760
	3 or more		\$141,820			
Montgomery County ²	1 or 2	\$145,560	\$145,560	\$679,847	\$830,925	\$510,400
	3 or more	\$169,820	\$169,820			
Prince George's County ²	1 or 2	\$145,560	\$145,560	\$679,847	\$830,925	\$510,400
	3 or more	\$169,820	\$169,820			
Queen Anne's County	1 or 2	\$105,633		\$462,600		\$510,400
	3 or more	\$121,478				
St. Mary's County	1 or 2	\$101,700		\$308,400		\$347,300
	3 or more	\$116,955				
Somerset County ¹	1 or 2		\$121,560		\$374,437	\$345,000
	3 or more		\$141,820			
Talbot County	1 or 2	\$101,300		\$340,057		\$382,950
	3 or more	\$116,495				
Washington County ²	1 or 2	\$101,300	\$121,560	\$294,601	\$360,067	\$331,760
	3 or more	\$116,495	\$141,820			
Wicomico County ²	1 or 2	\$101,300	\$121,560	\$306,357	\$374,437	\$345,000
	3 or more	\$116,495	\$141,820			

COUNTIES & CITY	INCOME LIMITS (as of 4/22/20)			MAXIMUM ACQUISITION COSTS*		CDA Maximum Mortgage Amounts* (as of 01/01/20)
	Household Size	Non- Targeted	Targeted	Non- Targeted	Targeted	
Worcester County	1 or 2	\$101,300		\$306,357		\$345,000
	3 or more	\$116,495				

*** MAXIMUM LOAN AMOUNT: \$510,400, with the following exceptions:**

- For FHA loans, the lesser of \$510,400 or the “Program” FHA Maximum Mortgage Amount, plus the FHA Up Front Mortgage Insurance Premium (UFMIP)
- For VA, RHS and conventional loans, base loan amount plus VA funding fee, RHS guarantee fee or conventional single premium mortgage insurance may not exceed \$510,400
- Income limits for an RHS-guaranteed loan are the LESSER of the Maryland Mortgage Program Income Limits referenced above or the RHS Guaranteed Program Income Limits

1 Entire jurisdiction is targeted - buyers do not have to be first-time home buyers

2 Jurisdiction contains certain targeted census tracts (refer to Targeted Areas) in which buyers do not have to be first-time home buyers